

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56080
Petitioner: MONACO I-70 INDUSTRIAL PARK, v. Respondent: DENVER COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 01203-00-174-000+3

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$8,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 30th day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



2011 SEP 30 PM 12:12

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MONACO I-70 INDUSTRIAL PARK	
v.	
Respondent: BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER	Docket Number: 56080
Attorneys for Board of Equalization of the City and County of Denver	Schedule Number: 01203-00-174-000 + 3
City Attorney	
Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEAR 2010 ACTUAL VALUE)	

Petitioner, MONACO I-70 INDUSTRIAL PARK, and Respondent, BOARD OF EQUALIZATION OF THE CITY AND COUNTY OF DENVER, hereby enter into this Stipulation regarding the tax year 2010 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

3925 Monaco St., 3975 Monaco St.; 6489 E 39th Ave.; 6490 Smith Rd.
Denver, Colorado 80207
2. The subject property is classified as commercial real property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010.

Land	\$	1,550,600.00
Improvements	\$	<u>8,935,200.00</u>
Total	\$	10,485,800.00

4. After appeal to the Board of Equalization of the City and County of Denver, the Board of Equalization of the City and County of Denver valued the subject property as follows:

Land	\$	1,550,600.00
Improvements	\$	<u>7,785,700.00</u>
Total	\$	9,336,300.00

5. After further review and negotiation, the Petitioner and Board of Equalization of the City and County of Denver agree to the following actual value for the subject property for tax year 2010.

Land	\$	1,550,600.00
Improvements	\$	<u>6,949,400.00</u>
Total	\$	8,500,000.00

6. The valuations, as established above, shall be binding only with respect to tax year 2010.

7. Brief narrative as to why the reduction was made:


The value was adjusted after review of actual income and expense levels.

8. Both parties agree to be responsible for their own costs, expert and attorney fees, waiving any claim against each other for such, and agree that any hearing before the Board of Assessment Appeals not be scheduled or be vacated if already scheduled.

DATED this 29th day of September, 2011.

Agent/Attorney/Petitioner

Board of Equalization of the City and County of Denver

By: 

By: 

Property Tax Advisors, Inc.
c/o Dariush Bozorgpour
3090 S. Jamaica Ct., Suite 204
Aurora, Colorado 80014
Telephone: (303) 368-0500

201 West Colfax Avenue, Dept. 1207
Denver, CO 80202
Telephone: 720-913-3275
Fax: 720-913-3180
Docket No: 56080

The value is distributed among the four parcels as follows:

01203-00-174-000	\$401,600	\$1,944,400	\$2,346,000
01203-00-175-000	\$391,700	\$1,954,300	\$2,346,000
01203-00-176-000	\$371,100	\$1,651,900	\$2,023,000
01203-00-177-000	\$386,200	\$1,398,800	\$1,785,000